



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: TRAVIS BROWN, PLANNING TECHNICIAN
DATE: Sept. 1, 2021
SUBJECT: SUPPLEMENTAL PACKET

PLAT CONSIDERATION

A. Staff Report 21-55, Terra Bella Subdivision Preliminary Plat

Comments from surveyor/applicant Stephen C. Smith, P.L.S.	p. 1
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From: Julie Engebretsen
Sent: Wednesday, September 1, 2021 10:57 AM
To: Janette Keiser; Rick Abboud; Travis Brown
Subject: FW: Terra Bella Subdivision Preliminary Plat

From: Stephen C. Smith <scsmith@gci.net>
Sent: Wednesday, September 1, 2021 10:55 AM
To: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>
Subject: Terra Bella Subdivision Preliminary Plat

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Hi Julie,

Following a conversation with Public Works on the desire for inclusion of a sidewalk on the north side of the road, and concerns about the profile of the proposed road developments, I think it would be prudent to remove the preliminary plat from tonight's planning commission agenda and postpone it until at least the October 6 meeting. I would hope that between now and October 6 that we can determine whether the city and the owners can agree to combine the proposed Tract A with the park. If that is going to happen the plat will need to include the park property.

I will work on addressing the adjoining property owner's concerns about the road profile. That will involve adjusting the sewer design accordingly. I'll keep you and Public Works in the loop as changes are made. Let me know if you have any additional questions or input beyond what we discussed this afternoon. Thanks.

Steve

Geovera, LLC
Stephen C. Smith, P.L.S.
PO Box 3235
Homer, Alaska 99603
(907) 399-4345
scsmith@gci.net

Karen and William Wuestenfeld
801 Alpine Way
P.O. Box 2150
Homer, AK 99603

August 31, 2021

City of Homer Planning Commission
491 Pioneer Ave.
Homer, AK 99603
planning@ci.homer.ak.us

Subject: Terra Bella Subdivision Preliminary Plat

Planning Commission:

We are residents of 801 Alpine Way, Lot 2 Wildflower Ranch Subdivision. The proposed plat would result in creation of a new rural residential lot immediately adjacent to our eastern property line (Lot 11, Terra Bella Subd.).

We are not opposed to the proposed plat, but have concerns about the completeness and accuracy of the information provided in the Terra Bella Subdivision Preliminary Plat.

Specifically:

1. Note 6 of the preliminary plat states that all lots will be served by City of Homer water and sewer. However, these utilities do not current extend north of Fairview Avenue, nor does the plat suggest any engineering to install service up steep slopes to Lot 11. The plat either needs to state that Lot 11 will be not be served with public water and sewer, and must meet State of Alaska Department of Environmental Conservation requirements for onsite septic and/or well, or must demonstrate how public service is to be provided.
2. Alpine Way is not currently maintained by the City of Homer. In fact, we pay for all plowing, subsidizing other residents. We, along with our neighbors, pay for grading the road when needed. Residential construction on Alpine Way this spring resulted in significant damage, which that homebuilder willingly repaired. The plat must disclose that no public road maintenance is provided; and we in no way commit to continuing to provide the current *gratis* level of service. (See below for additional information regarding lack of City maintenance of Alpine Way).
3. The tract contains extensive areas of steep slopes. The plat indicates areas with slopes greater than 20%. Because City of Homer Ordinance 21.40 is applicable to slopes greater than 15%, the plat should be updated to show all slopes greater than 15%. This

will provide for more accurate disclosure to prospective property purchasers and help assure compliance with City requirements. A note should be added to the plat to reference the requirements of City of Homer Ordinance 21.40, which present significant constraints to development across much of this tract. The City might consider establishment of slope / drainage easements such as were provided for in Wildflower Ranch Subdivision.

4. The plat does not show a major drainageway near the western boundary of the tract. The steep slopes indicated on the map contain this drainageway, which flows heavily in the spring and after intense rains. The point where the ravine flattens (approximately on Lots 1 and / or 2), is very wet during the growing season. While these conditions are not shown on the current Homer Wetlands Map, they do exist and should be disclosed for prospective property buyers.

Taken together, this missing or inaccurate information is sufficient to warrant reissuance of a preliminary plat and subsequent public hearing.

City of Homer review of this preliminary plat provides an opportunity for the City to address the inequity associated with the lack of City maintenance of Alpine Way, a public road. The City and developer of Wildflower Ranch may have reached an agreement where public maintenance was not provided for, but circumstances have changed and are changing. Additional subdivision along Alpine Way has occurred, along with residential development. The proposed Terra Bella Subdivision would only exacerbate this situation. For example, load limits should be imposed as warranted during construction to avoid creating the type of quagmire created this spring. As a matter of fairness and equity, property owners along Alpine Way should receive the same level of City support as other roads along West Hill Road. (See attached table for supporting information.)

Thank you for consideration of these serious comments.

Respectfully,


Karen S. and William M. Wuestenfeld
submitted via email

Data about City Maintained Streets in West Hill Area

The following information was gathered through inspection of Kenai Peninsula Borough Basic Map Viewer imagery; the information was not field verified. ***All streets except Alpine Way receive City maintenance services.***

Street Name	Number of Lots Served	Number of Lots that Appear to be Developed
Goldberry Ct.	6	3 or 4
Jeffery Ave.	11	8
Bell Ave.	13	7
Dewberry Lane	8 or 9	5
Miller Lane	9	5
<i>Alpine Way</i>	<i>11</i>	<i>5</i>
Wythe Way	6	3
Reber Rd.	11	4 or 5
Seascape Dr.	5	5

From: [Kenton Bloom](#)
To: [Travis Brown](#)
Subject: Proposed Replat West Fairview Ave
Date: Friday, August 27, 2021 12:38:14 PM

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Dear Planning and Public Works Departments,

We have received notice of the proposed subdivision across the street from our property, Lot 2 59 North. Our two comments are:

- 1) This plat will require an upgrade to Fairview Ave adjacent to our properties. We want the City of Homer to ensure that the final grade of the existing travelway does not get raised higher during the construction of new roadway. The existing accesses to the south side properties are already challenging. In addition, the overhead utility wires, located on the south side, are already dangerously low and present a potential safety concern.
- 2) This plat does not depict the stream through the proposed subdivision that crosses Fairview Ave. in the area located between Lot 1 and Tract A of 59 North. This is relevant in terms of parcel development and drainage plans and warrants consideration by the City and the public.

Please ensure that these items are substantially addressed by the subdivider.

Cordially, Kenton Bloom
Kayla Bloom

Bob Shavelson
P.O. Box 1498
Homer, Alaska 99603

VIA EMAIL ONLY
(planning@ci.homer.ak.us)

August 30, 2021

City of Homer Planning Commission
491 East Pioneer Avenue
Homer, Alaska 99603

RE: PROPOSED TERRA BELLA SUBDIVISION PRELIMINARY PLAT

Dear Planning Commission:

Please accept these brief comments on the above-referenced plat.

My family lives immediately down gradient from Lot 6 on the proposed plat, and we own property where we intend to build a home immediately down gradient from Lots 1 & 2.

While we are not opposed to the proposed subdivision, we believe the plat needs considerably more work before it should be approved. Our concerns include:

1. The drainage running from the north through Lot 2 and crossing onto Lot 3 is significant and perennial, and requires an adequate easement to ensure down gradient roads, driveways and properties remain protected.
2. For all proposed lots, the 2013 wetlands map by the Kenai Watershed Forum is informative, but incomplete on this scale. This is especially true for Lots 1-3, which possess considerable slope discharge areas and other wetland features. Accordingly, the Army Corps of Engineers should make a wetlands determination, and independent assessments should be completed, to understand the on-the-ground extent of developable lands and wetlands coverage.
3. Any road improvements should maintain the current elevation of Fairview Avenue, to allow acceptable access to down gradient properties south of Fairview, and to ensure the low hanging power and other wires on the south side of Fairview do not create safety hazards.
4. Any road improvements on the west end of the proposed subdivision should include easements to accommodate parking and related needs for Reber Trail users.
5. While the Kenai Peninsula Borough code requires identification of slopes of 20 percent grade or steeper on the plat, the Homer City Code's ordinance requires a permit for

grades of 15 percent or more. This inconsistency creates confusion, and it would be helpful to see the plat reflect 15% grades to provide a more accurate picture of local rules and conditions.

Thank you for your attention to these issues, and for your service on the Planning Commission.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bob Shavelson", enclosed within a light gray rectangular border.

Bob Shavelson
bobshavelson@gmail.com
907.299.3277

From: Vicky Gordon <vbirchcreek@gmail.com>
Sent: Wednesday, September 1, 2021 1:53 PM
To: Department Planning
Subject: Terra Bella proposed Subdivision

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Planning Commission:
Comments for proposed Terra Bella Subdivision

I live immediately downstream from this proposed subdivision on Mullikin St and have for 23 years. I've experienced 2 major floods and several high water events with numerous and continuing erosion issues. This is not a small creek; it is a large watershed and this proposed subdivision includes most of it. I would not have built my house here if I had known the extent of water flow that is possible with this creek. I own both lots that this creek flows through here and from what I know now neither should have been developed and subdivided. As I have gardened in the lower lot over the years, I have found it is silt from previous flood events.

These high water/flood events occurred with all the shrubs/trees/vegetation in this watershed undisturbed. I am very concerned about this vegetation being disturbed in any way and the ensuing increased water flow and/or erosion that occurs when this happens. It is my experience in dealing with erosion issues here that it takes many years for shrubs and trees which are best at holding soil to become fully established. With climate change these events are predicted to happen with more frequency. I'm glad at least there are some protections in place with slopes now addressed in the city code. Hopefully another disaster like that of the Michael Gordon development above Karen Hornaday Park on Woodard Creek will never happen again. It has had very long lasting consequences.

It has been my hope that the City would extend Karen Hornaday Park to include this beautiful watershed. I have hiked over many parts of it and it is varied, habitat to much wildlife and a corridor for moose to travel up and down to the Homer bench for winter as well as feeding grounds. This intact watershed is important; please take the time to fully look at what is best to be done here.

As I have concern about the whole subdivision, I am especially concerned about lots 8, 9, and 10 and their impacts on the creek. I can't see how Lot 10 can be developed without disturbing the creek to get to utilities and access. Since Lots 8 and 9 have the creek going straight through them, it seems hard for them to be developed without impact.

As tract A may be donated to the City, would you consider the possibility of acquiring more of this parcel? There are many established trails here as well as many more options that could be connected to the Park and Reber. It is a lovely hike from Fairview Ave up to the campground through Lot 10.

It is very important for the City to be conscientious about subdivisions in these major watersheds. I don't want anyone else to have to deal with the problems I have faced here. And the City doesn't need more flooding issues with blocked culverts, water running down roads, over driveways and overflow in ditches as all happened here in the last floods.

Thank you
Vicky Gordon
4046 Mullikin St
235-7471

From: Karin Holser <kholser1@yahoo.com>
Sent: Wednesday, September 1, 2021 10:49 AM
To: Department Planning
Subject: Comment regarding Terra Bella Sub

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern:

I would like to comment on the Terra Bella Subdivision. I am at the west end of Fairview Ave (900 West Fairview) and am wondering if you have taken into consideration the additional traffic that will now be coming through the area. Since the connection of Eric with Fairview will provide a corridor for traffic to cut through from West Hill to the hospital. This will make it hard for people to park on the street to get to the Reber trail. We need to provide parking for this trail - I have had people park in my driveway blocking it. It is a very well used trail and needs to be connected to the Hornaday Park! We need a trail so that people can park at Hornaday and start their hike from there.

Thank you for taking these comments into consideration.

Sincerely,
Karin Holser